

An
Coimisiún
Pleanála

Commission Order
ABP-320605-24

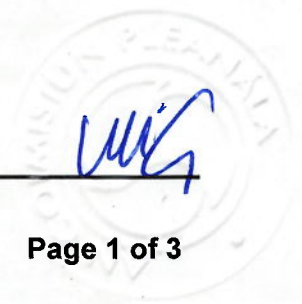
Planning and Development Act 2000, as amended

Planning Authority: Galway County Council

Planning Register Reference Number: 24/60670

APPEAL by Gary O'Sullivan and Annemarie Murphy care of Enviroplan Consulting Limited of Suite Three, Third Floor, Ross House, Victoria Place, Eyre Square, Galway against the decision made on the 26th day of July, 2024 by Galway County Council to refuse permission.

Proposed Development: Renovation of the existing derelict single storey cottage (total gross floor area 38.7 square metres), to include the demolition of an existing internal wall, re-opening of two original window/doors on the western façade, works to the eastern façade to facilitate the extension connection, the provision of a new raft foundation and insulated inner walls, the restoration of the pitched roof with a natural slate finish, and the construction of a new single storey extension, with glass link connection, the installation of a new on-site wastewater treatment system and percolation area, and associated site works, including a new site entrance, access road and landscaping, all at Aughrus More, Cleggan, County Galway.



Decision

REFUSE permission for the above proposed development for the reasons and considerations set out below.

Reasons and Considerations

It is considered that the existing structure on the site is not structurally sound, does not have the majority of its original features in place, and, therefore, does not meet the definition of a derelict/semi-derelict dwelling as defined in Policy Objective RH 7 (Renovation of Existing Derelict Dwelling) in the Galway County Development Plan 2022-2028. It is considered that the applicants are not exempted from the general requirement to establish a Rural Housing Need for the development of a dwelling in this Rural Class 3 Landscape Setting, as defined in the Galway County Development Plan 2022-2028, in accordance with the requirements of Policy Objective RH 4 (Rural Housing Zone 4 - Landscape Classification 2, 3 and 4) of the development plan. On the basis of the information submitted in connection with the planning application and the appeal, the Commission has concluded that the applicants have failed to demonstrate any intrinsic links to the Aughrus More area, which would constitute an economic or social need to live in a rural area, as required by the development plan and the National Planning Framework, or a rural generated housing need that meets the parameters set out within the Sustainable Rural Housing Guidelines (2005). It is considered that the proposed development would contravene the settlement strategy set out in the development plan to strengthen and consolidate rural settlements, specifically Claddaghduff, as alternatives to encouraging rural housing in the open countryside, and that the proposed development would contravene Policy Objectives RH 4 and RH 7 of the development plan. The proposed

development would, therefore, be contrary to the proper planning and sustainable development of the area.



Liam McGree

Liam McGree

**Planning Commissioner of An Coimisiún
Pleanála duly authorised to authenticate
the seal of the Commission.**

Dated this *30th* day of *SEPTEMBER* 2025.